



Ballpark Maintenance and Operations Review

Request for Proposals

Request for Proposals: The Washington State Major League Baseball Stadium Public Facilities District (PFD) is requesting statements of qualifications/proposals from interested individuals or firms for assisting the PFD Board in its annual inspection and review of the maintenance and operations for T-Mobile Park.

In December 2018, the PFD and The Baseball Club of Seattle, L.L.P. (the Club), the ownership group of the Seattle Mariners, modified and extended the lease for use of T-Mobile Park. The lease, in which the Club is responsible for the management of the ballpark facilities, grants the PFD the right to inspect the operations and maintenance of the ballpark on an annual basis. This inspection is intended to assist the PFD in determining whether the ballpark is being operated and maintained in a manner consistent with the Operations Plan, Operating Standard, Ballpark Management Plan, and the Applicable Standard, as defined in Article 8 of the [lease](#). This inspection is separate from the annual review of ballpark plans, including capital expenditure plans, which is conducted by another consultant, as described in Article 6 of the [lease](#).

The selected individual or firm will contract with the PFD but will work collaboratively with the PFD's consultant team and with the Club to ensure that the annual review is scoped and targeted to address the Lease requirements and such that results convey not only the status of the maintenance and operations of the ballpark, but also are actionable and useful to all parties. The selected individual or firm will be expected to document findings from its site inspection(s) with a written report and annotated photos explaining the condition of the system, equipment, structure, or feature. The document will focus on specific aspects of the ballpark and is not expected to include a review of all systems, features etc. Such focus areas will be determined at the outset of the inspection for each year. The selected individual or firm is also expected to work with the capital expenditure plan consultant on an as-needed basis to confirm capital expenditure plans are being carried out and implemented consistent with standards outlined above.

The PFD is requesting interested parties to submit a proposal to assist in the inspection and review of the Club's maintenance and operations for 2021 and may also wish to extend these services in

subsequent years, subject to a performance review of the vendor by the PFD. The PFD anticipates selecting a firm in July 2021 and targets a report completion in October 2021.

Submittal Requirements: Proposals should be clear and concise, and in no event should they exceed 10 single-sided pages. The proposals may be accompanied by a cover letter no longer than 2 single-sided pages. Proposals should address the proposer's qualifications and experience and should include a general statement of approach to the requested scope of services. Proposals should also include an estimated cost for these services and an hourly fee for the individual(s) proposed for the work. The submittal should contain at least two references (with phone numbers and email addresses) for work with other public entities or for work on similar types of projects or facilities. Please identify any conflicts of interest that could limit you or your firm in this work.

Selection Process: The PFD will form an ad hoc selection committee to review and evaluate the submittals and could identify a short list of firms qualified to provide services to the PFD. Submittals will be evaluated and ranked based on a combination of experience, qualification, and price. M/WBE and DBE firms are encouraged to apply. Oral interviews may be conducted the week of June 21, 2021. The full Board of the PFD will approve any contracts awarded.

Submittal Deadline: Questions must be submitted on or before 5:00 PM, May 28, 2021 and materials submitted in electronic form (PDF, WORD, or similar format) on or before 5:00 PM, June 4, 2021. Submittals should be made by email to Joshua Curtis at the PFD using the following email address: curtisj@ballpark.org.

Contact Person: All questions regarding this request for qualifications should be submitted to the Executive Director of the PFD, Joshua Curtis, at (206) 664-3079 or at curtisj@ballpark.org.

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